

JULY 13, 2015 PROCEEDINGS OF THE NUCKOLLS COUNTY BOARD OF EQUALIZATION

The Nuckolls County Board of Equalization met July 13, 2015 in the Board Meeting Room at the courthouse, Nelson, Nebraska, per recess of July 6, 2015 Board of Equalization Meeting. The agenda of said meeting was remitted to board members in advance of the meeting and was posted in the County Clerk's office and on the County Website. Corman announced the 'Open Meetings Act Law' is posted in the Commissioners Board Meeting Room and handouts are available. Corman, Zikmund and Christensen, Stanard and Susan Rogers were present for said meeting. Chairman Corman approved the agenda and the July 13, 2015 Minutes.

The Board of Equalization reconvened at 10:00 a.m.

Protestors James & Heather Zimmerman were present for their hearing at 10:00 a.m. Their protest #2015-03 (PT N1/2NW1/429-4-8) was read into the record. Corman read reasons for requested value change stating; the house and land are not worth the increase of valuation. We paid \$178,000.00 8 years ago and have not improved the value to \$332,000.00. We also do not have a full finished basement. The valuation was \$332,000.00 and protesters would like a reduction to \$248,000.00. Stanard explained that some of the adjustment was due to increased size when correcting measurements. Stanard did agree that the house did not have metal roof or siding and asked that he and Rogers be granted an interior inspection. The out buildings were discussed and protesters explained that they didn't even own some of them, they were on the property when they purchased the parcel with the understanding that the owners would be removing them. Protesters agreed to another inspection later that afternoon. The Board noted they would take all the facts into consideration.

Protestor Brian Van Steenberg was not present for his hearing at 10:15 a.m. Protest #2015-06 (S1/2 Lot 3 & all of Lot 4& N1/2 Lot 5, Blk 20 O.T. Superior) was read into the record. Corman read the reasons for requested valuation change; the shed is worthless and being removed and the house is not livable. Property valuation is \$3,030.00 and protest would like a reduction to \$1,600.00. Stanard explained that policy is if the structure is still standing then it is considered at least salvage value. He will revisit the property and make a recommendation. The Board noted they would take all these facts into consideration.

Protestor Brian Van Steenberg was not present for his hearing at 10:15 a.m. Protest #2015-07 (S 25' of Lot 2 & N7' of Lot 3 O.T. Superior) was read into the record. Corman read the reasons for requested valuation change: there has not been a building on the land for a long time. Property valuation was \$530.00 and protestor would like a reduction to \$200.00. Rogers stated that the city had been contacted and a demolition permit had been obtained for the property so one would assume the structure was gone. Rogers and Stanard would drive by the property to confirm this. The Board noted they would take all these facts into consideration.

Protestor Donna Oliver was not present for her hearing at 10:30 a.m. The protest #2015-11 (E 50' of lots 7 & 8, Blk 3 North Superior) was read into the record. Corman read the reasons for requested valuation change; the interior of the house has deteriorated more since the last assessment. The furnas in the house has gone out and the estimated cost to repair is \$3,000.00. Stanard had inspected the house and previously reduced the valuation from \$21,380.00 to \$12,380.00 in 2014. . Property valuation is \$12,380.00 and protestor would like a reduction to \$6,730.00. Rogers will request another interior inspection and check with the city for activity of utilities. The Board noted they would take all these facts into consideration.

Protester Robert Theer was not present for his hearing at 10:45 a.m. Protest # 2015-12 (PT N1/2 NE1/4 & SE1/4 NE1/4 of 27-4-8) was read into the record. Corman read the reasons for requested valuation change; the increase is almost 40% and from what I've seen farmland has only increased single digits. Property valuation is \$212,870.00 and protestor would like a reduction to \$153,000.00. Rogers stated she will reconfirm the acres and make a later recommendation. The Board noted they would take all facts into consideration.

Chairman Corman recessed the Board of Equalization meeting at 10:53 a.m.

Danny K Corman, Chairman
By: Carrie Miller, County Clerk